

Department of Community Affairs

Division of Codes and Standards

Notice of Administrative Correction

Residential Site Improvement Standards

Parking Requirements for Residential Land Uses

N.J.A.C. 5:21-4.14

Take notice that the Department of Community Affairs has discovered an error in the text of N.J.A.C. 5:21-4.14 Table 4.4. Note^b of this table was amended effective December 16, 2003 (see 34 N.J.R. 2615(a) and 4412(a)). However, in incorporating the adopted amendment into the New Jersey Administrative Code through the 12/16/02 Code update, the complete Table Notes and Source were duplicated, one version without the amendment and the other version with the amendment. This notice of administrative correction, published pursuant to N.J.A.C. 1:30-2.7, deletes the unamended version of the Notes and Source.

Full text of the corrected rule follows (deletion indicated in brackets [thus]):

5:21-4.14 Parking:number of spaces

(a)-(f) (No change.)

Table 4.4

PARKING REQUIREMENTS FOR
RESIDENTIAL LAND USES^a

<u>Housing unit type/size^b</u>	<u>Parking requirement per dwelling unit</u>
Single-Family Detached	
2 Bedroom	1.5
3 Bedroom	2.0
4 Bedroom	2.5 ^c
5 Bedroom	3.0
Two Family (Duplex)	“Single-Family Detached” values shall apply to each unit
Garden Apartment	
1 Bedroom	1.8
2 Bedroom	2.0 ^c
3 Bedroom	2.1
Townhouse	
1 Bedroom	1.8
2 Bedroom	2.3 ^c
3 Bedroom	2.4

High Rise	
1 Bedroom	0.8
2 Bedroom	1.3 ^c
3 Bedroom	1.9
Mobile Home	
1 Bedroom	1.8
2 Bedroom	2.0 ^c
Retirement Community	Values shall be commensurate with the most appropriate housing unit type and size noted above that the retirement community resembles.
Recreational Homes (owner occupied)	Values shall be commensurate with the most appropriate housing unit type and size noted above that the recreational homes (owner occupied) resemble.
Mid-Rise Apartment	“Garden Apartment” values shall apply
Assisted living	0.50

[Notes: ^aWhen determination of the required number of parking spaces results in a fractional space for the entire development, any fraction of one-half or less may be disregarded, while a fraction in excess of one-half shall be counted as one parking space.

^bRequirements for attached units (apartment/condominium/townhouse) include provisions for guest parking.

^cIf applicant does not specify the number of bedrooms per unit, this off-street parking requirement shall apply.

Source: Modified and adapted from U.S. Department of Commerce, Bureau of Census, Public Use File – New Jersey (cross-tabulation of vehicles by housing unit for units constructed 1975 to 1980).]

Notes:

^aWhen determination of the required number of parking spaces results in a fractional space for the entire development, any fraction of one-half or less may be disregarded, while a fraction in excess of one-half shall be counted as one parking space.

^bRequirements for attached units (apartment/condominium/townhouse) include provisions for guest parking (0.5 spaces per dwelling unit). Guest parking must either be provided for on street or in common parking areas.

^cIf applicant does not specify the number of bedrooms per unit, this parking requirement shall apply.

Source: Modified and adapted from U.S. Department of Commerce, Bureau of the Census, Public Use File – New Jersey (cross-tabulation of vehicles by housing unit for units constructed 1975 to 1980).